



**CITY OF SUNNYVALE
REPORT
Administrative Hearing**

May 24, 2006

SUBJECT: **2006-0419** – Application on a 5,432 square-foot site located at **451 East Washington Avenue** (near E Evelyn Ave) in an R-2/PD (Low Medium Density Residential/Planned Development) Zoning District.

Motion Special Development Permit to allow construction of a new 2,300 square-foot home including a detached carport.

REPORT IN BRIEF

Existing Site Conditions Vacant Lot

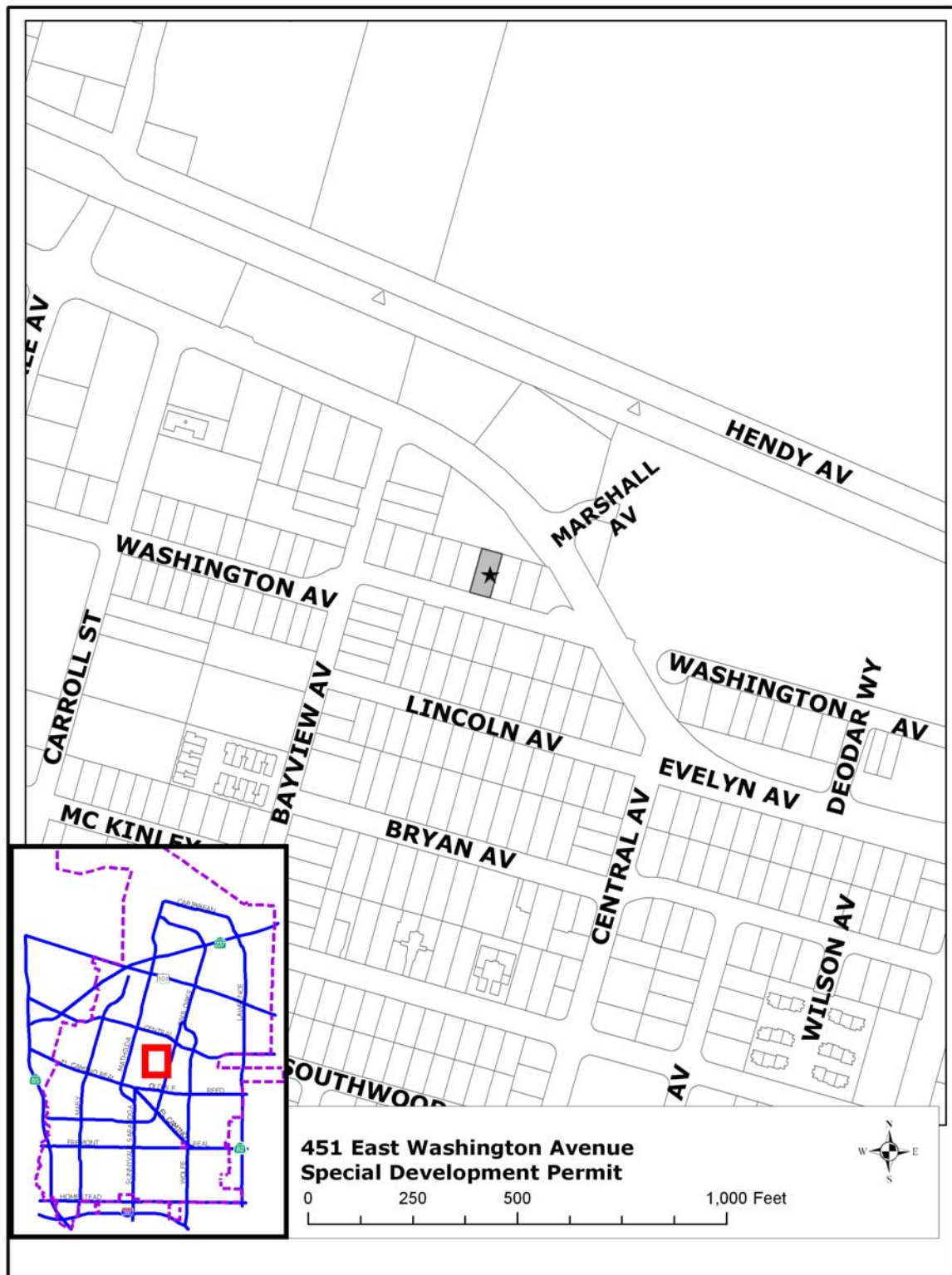
Surrounding Land Uses

North	Condominiums
South	Single Family Home
East	Single Family Home
West	Single Family Home

Issues Architecture, Setbacks

Environmental Status A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation Approve with Conditions



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Low-Medium Residential	Same	Low-Medium Residential
Zoning District	R-2/PD	Same	R-2/PD
Lot Size (s.f.)	5,432	Same	8,000 Min.
Gross Floor Area (s.f.)	N/A	2300 (includes 425 s.f. carport)	No Max.
Lot Coverage (%)	N/A	42%	45% Max.
Floor Area Ratio (FAR)	N/A	42%	45% max. without PC review
Lockable Storage/Unit	N/A	Provided in carport	300 cu. ft. min.
No. of Buildings On-Site	0	2	---
Distance Between Buildings	N/A	12'	5' min.
Building Height (ft.)	N/A	15'	30' max.
No. of Stories	N/A	1	2 max.
Setbacks (Facing Property)			
Front	N/A	20'	20' min.
Left Side	N/A	4' to house (0' to carport)	4' min. (12' total)
Right Side	N/A	10'	4' min. (12' total)
Rear	N/A	0' (carport)	20' min. (10' permitted with 25% encroachment)
Landscaping (sq. ft.)			
Total Landscaping	N/A	Approx. 1,580	850 min.
Usable Open Space	N/A	540	500 min.

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
Parking			
★ Total Spaces	N/A	4	4 min. (lack of direct access to one uncovered space)
Covered Spaces	N/A	2	2 min.
Aisle Width (ft.)	N/A	10'	10' min.

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

ANALYSIS

Description of Proposed Project

The proposed project is to allow a new one-story home with a detached garage at 451 East Washington Avenue. The site is zoned R-2/PD (Residential Low Medium Density / Planned Development). The applicant requests a carport built at the northwest corner of the property with no side and rear setbacks.

Background

Previous Actions on the Site: There are no previous planning actions related to this site. A demolition permit was issued in 2001 by the Building Safety Division for the previous two-story home located on the site. Prior to demolition, the home had been declared as unsafe and was condemned. Over the past few years, complaints to the Neighborhood Preservation Division had been received regarding weeds and lack of maintenance.

Environmental Review

A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 3 Categorical Exemptions include the construction of one single-family residence.

Special Development Permit

Site Layout: A two-story single family home was demolished at the site in 2001. A twenty-foot front yard setback is provided and minimum setbacks are met on each side. The detached carport is proposed at the northwest corner of the lot and would be positioned at the property lines without any setback to the north and west property lines. The layout of the new home would be consistent

with other properties in the neighborhood. Similar to all of these homes, the covered parking is provided behind the home.

Consideration was given to relocate the garage to the northeast corner; thus allowing a larger rear yard and more useable open area. The applicant notes that the current location significantly aides privacy given the location of the adjacent multi-story condominium building. Additionally, the current plan maximizes morning and daytime solar access to the living portions of the home. Site and Architectural Plans are located in Attachment C.

Architecture: The proposed home introduces a unique architectural style to the neighborhood. The form of the new home can be best described as a modern design. The surrounding neighborhood is predominantly composed of bungalow style architecture developed mostly in the 1930s and 40s. Additional architectural forms have been introduced to the neighborhood through various additions over the years.

The façade of the home will be constructed mostly with a beige stucco material. Large rectangular windows are integrated along each elevation to maximize natural lighting throughout the home. Painted metal doors and window frames are noted as utilizing a darker paint color. The roof material is proposed to be composed of a metal material painted terra cotta in color. Staff is concerned that the proposed material is a significant departure from what is found within the surrounding neighborhood, and therefore, recommends an alternative material that is more compatible to other nearby structures. Condition of Approval #2A requires the applicant to work with staff to determine a more textured material that is consistent with surrounding homes. Staff has also included Condition of Approval #2B, which requires additional treatment to the front elevation that incorporates elements of the neighborhood architecture. A combination of elements may be implemented in the final design including: increased porch area, slightly increased roof pitch, eaves, and/or reduction in windows.

The following Guidelines were considered in the analysis of the project architecture.

Single Family Home Design Techniques – Materials	Comments
<i>3.7 F. All materials should be of high quality to present a positive image to the neighborhood and to minimize maintenance problems and costs.</i>	Many of the materials chosen for the new home should require minimal maintenance. Staff has also included conditions of approval that should improve the overall appearance from the street and improve compatibility within the neighborhood.

Landscaping: The proposed site plan indicates compliance with required landscaping and open space requirements for the R-2 Zoning District. Although not included with this proposal, the applicant has noted that a landscape architect would be hired to improve the site. Currently, landscaping is not well maintained and significant improvement is needed. Recently, the Neighborhood Preservation Division has cited the property for cleanup of existing weeds on-site. Staff has included Condition of Approval #1F to require compliance with this citation prior to approval of building permits.

The site appears to have two protected heritage trees (Cedar & Pine) near the front of the lot. Protected trees are those that measure 38 inches or greater in circumference when measured at four feet from the ground. The proposal for the new home does not call for their removal. However, if these trees are proposed to be removed, staff requires that a tree removal permit be filed with the City to determine the health and viability for the site (Condition of Approval #1G). The trees are not currently positioned within the footprint of the proposed home. The proposed drive aisle appears to be located near the existing pine tree.

Parking/Circulation: To meet parking requirements for the new single family home, a detached carport is located at the rear of the site. A 10-foot drive aisle along the right side (east) of the property enables access to the structure. The site plan indicates "Hollywood strips" to be utilized along the drive aisle to decrease impervious surface for the site.

A layout with the parking area at the rear of the site is consistent with the neighborhood pattern. The applicant has expressed a desire to maximize solar access and improve privacy, therefore; the specific location at the northwest corner was chosen. As stated in "Site Layout" section of the report, the carport location helps shield sight lines from the neighboring multi-story condominium site to the north, and improves solar exposure during morning and daytime hours.

An uncovered space is noted in front of the carport structure. The second uncovered space (Car #4 as noted on the Site Plan of Attachment C) is considered problematic due to needed drive aisle access to the other spaces. The paved area next to Car #3 lacks sufficient turning radius area; therefore, staff cannot consider this layout as meeting code requirements. In order to provide direct access to a second uncovered parking space, and alternative layout would need to be considered. The carport could be re-located to the opposite corner in the rear yard, with necessary modifications to the floor plan of the main structure), or additional paving could be added to the front of the lot. Staff finds that paving at the front of the lot is less desirable and landscaping would significantly improve the streetscape as well as be more

consistent with the neighborhood. Reconfiguration of the carport location was also considered but staff finds that the current location of the carport enables a more desirable layout for the site given similar reason for the carport location; improved solar access the main structure and the mitigation of privacy impacts from the neighboring condominium use.

The following Guidelines were considered in analysis of the project parking and circulation.

Single Family Home Design Techniques – Parking	Comments
<i>3.2 A. Accommodate garages in locations similar to the pattern common in the neighborhood (e.g., toward the rear of the parcel or at the side of the house).</i>	The proposed location of the carport within the rear yard is consistent with the pattern throughout the neighborhood.

Compliance with Development Standards/Guidelines: The zero setback for the detached carport would not comply with the required rear or side setbacks of the site. Many properties within the neighborhood have detached garages or carports that do not meet the required setbacks of their respective zoning district. Direct access to a second uncovered space is also considered a deviation. Staff supports these deviations to enable a layout consistent with the neighborhood and appropriate given the characteristics of the neighboring property to the north.

Expected Impact on the Surroundings: As the neighborhood is predominantly one-story, the new home is considered of similar scale to surrounding structures. The new home will present a new architectural form to the neighborhood. The landscaping of the site has not been well maintained and the proposed development will greatly enhance the streetscape of the surrounding area. Staff has included conditions of approval that should also improve upon the design of the new home. The property directly adjacent to the west (441 W. Washington Ave.) had received a permit in 2004 to build a garage within the required side and rear yard setbacks.

Fiscal Impact

No fiscal impacts other than normal fees and taxes are expected.

Public Contact

Staff has not received any written comments related to the proposal.

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none">• Published in the <i>Sun</i> newspaper• Posted on the site• 12 notices mailed to property owners and residents adjacent to the project site	<ul style="list-style-type: none">• Posted on the City of Sunnyvale's Website• Provided at the Reference Section of the City of Sunnyvale's Public Library	<ul style="list-style-type: none">• Posted on the City's official notice bulletin board• City of Sunnyvale's Website

Conclusion

Findings and General Plan Goals: Staff was able to make the required Findings based on the justifications for the Special Development Permit. Findings and General Plan Goals are located in Attachment A.

Conditions of Approval: Conditions of Approval are located in Attachment B.

Alternatives

1. Approve the Special Development Permit with attached conditions.
2. Approve the Special Development Permit with modified conditions.
3. Deny the Special Development Permit.

Recommendation

Alternative 1

Prepared by:

Ryan M. Kuchenig
Project Planner

Reviewed by:

Andrew Miner
Principal Planner

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans
- D. Letter and Justifications Provided by the Applicant
- E. Site Photos

Recommended Findings - Special Development Permit

Goals and Policies that relate to this project are:

Land Use and Transportation Element

Policy N1.1 Protect the integrity of the City's neighborhoods; whether residential, industrial or commercial.

Action Statement N1.1.1 Limit the intrusion of incompatible uses and inappropriate development into city neighborhoods.

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project. The project is similar to the surrounding neighborhood in terms of site layout. There are no attached garages or carport on any property of the block, and in many cases where covered parking is provided, minimum setbacks are not provided. The architecture as conditioned, although unique, is compatible to the neighborhood and will improve the overall streetscape of the neighborhood.
2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair either the orderly development of, or the existing uses being made of, adjacent properties. The layout is consistent with the neighboring homes. The size and scale of the one-story home consistent with the neighborhood. As conditioned, the home will incorporate elements found within the architecture of the surrounding area.

Recommended Conditions of Approval - Special Development Permit

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

1. GENERAL CONDITIONS

- A. Project shall be in conformance with the plans approved at the public hearing(s). Minor changes may be approved by the Director of Community Development, major changes may be approved at a public hearing.
- B. The Conditions of Approval shall be reproduced on a page of the plans submitted for a Building Permit for this project.
- C. The Special Development Permit shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date.
- D. To address storm water runoff pollution prevention requirements, an Impervious Surface Calculation worksheet is required to be completed and submitted for the California Regional Water Quality Control Board prior to issuance of a Building Permit.
- E. Specific Deviations allowed with this Special Development Permit are as follows:
 - 1) A 0' setback is provided for the carport at the north and west property lines.
 - 2) Direct access to one uncovered parking space
- F. A building permit shall not be issued prior to compliance with Neighborhood Preservation Division citation regarding necessary clean-up of the existing vegetation overgrowth on-site.
- G. A tree protection plan shall be submitted for any existing trees on the site. Where possible, trees shall be protected and saved. A tree removal permit application is required for the proposed removal of "protected" trees on-site.

2. DESIGN/EXTERIOR COLORS AND MATERIALS

- A. An alternative to the proposed standing seam metal roof material shall be utilized for the new home. The applicant shall work with staff to determine a more appropriate roof material that fits within context of the neighborhood. A composition style or other textured material could be used.
- B. Additional treatment along the front elevation to improve compatibility within the neighborhood may include: increased porch area, slightly increased roof pitch, eaves, and or reduction in window area. A combination of the above noted treatment shall be implemented within the new design.
- C. Final exterior building materials and color scheme are subject to review and approval of the Director of Community Development prior to issuance of a building permit.

3. FENCES

- A. Design and location of any proposed fencing and/or walls are subject to the review and approval by the Director of Community Development.

4. PARKING

- A. Garage and carport spaces shall be maintained at all times so as to allow for parking of vehicles.

5. RIGHT-OF-WAY IMPROVEMENTS

- A. Obtain a Development Permit from the Department of Public Works for improvements.

6. UNDERGROUND UTILITIES

- A. All existing and proposed utilities shall be undergrounded.
- B. Applicant shall provide a copy of an agreement with affected utility companies for undergrounding of existing overhead utilities which are on-site or within adjoining rights-of-way prior to issuance of a Building Permit or a deposit in an amount sufficient to cover the cost of undergrounding shall be made with the City.

REVISIONS	BY

FIGUEROA RESIDENCE

451 East Washington Blvd.
Burlingame, CA 94086Lindy Smith Architecture
95 Linden Street No. 10 Oakland California 94607
510-251-1000 F: 510-251-1000PROJECT
NORTH
ADMINISTRATIVE
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SITE & ROOF
PLANDate: 04/20/08
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A1.0

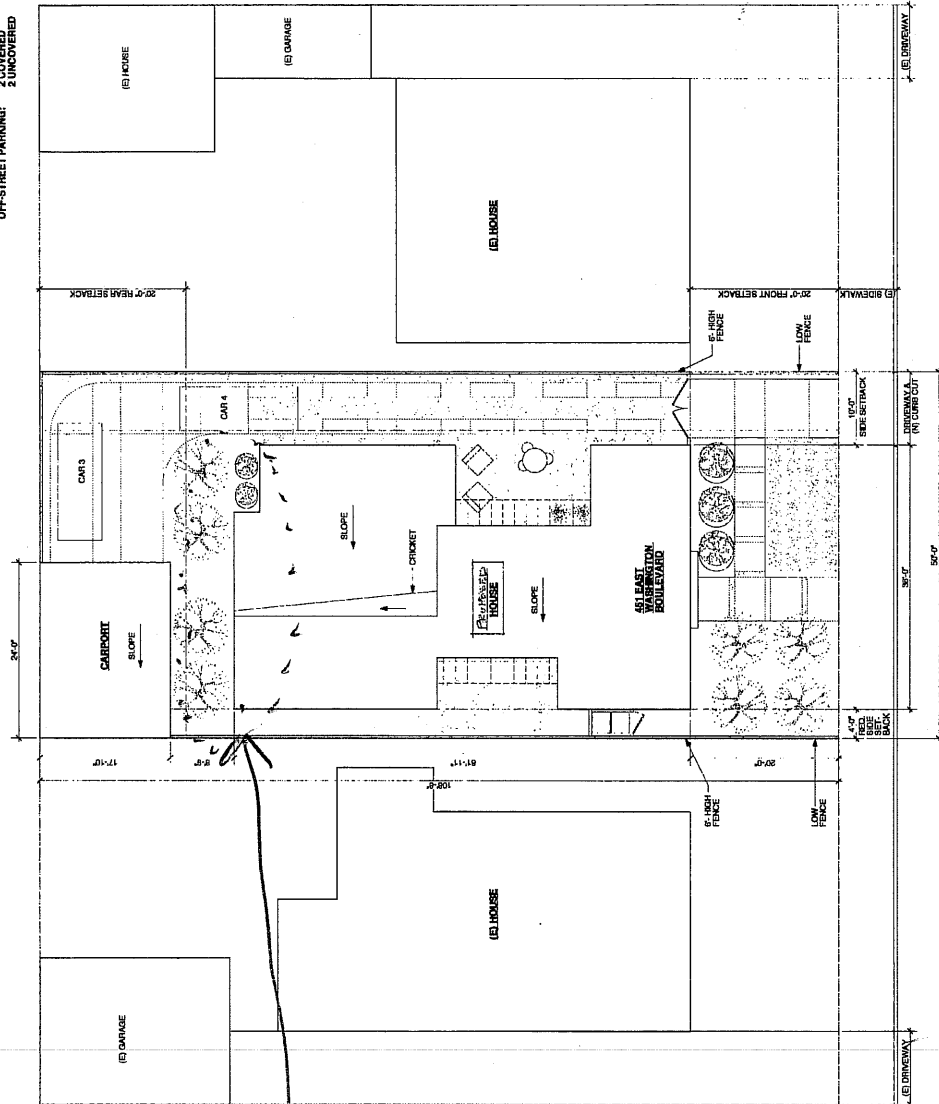
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GENERAL INFORMATION

BLM
GENERAL PLAN CATED: 240 S.F.
ZONING DISTRICT: 240 S.F.
LOT SIZE: 240 S.F.
GROSS FLOOR AREA: 1400 S.F.
RESIDENCE: 400 S.F.
CARPORT: 400 S.F.
TOTAL: 2200 S.F.

NO. OF UNITS: 1
LOT COVERAGE: 42%
MAX. LOT COVERAGE: 45%
MAX. F.A.R.: 45%
OFF-STREET PARKING: 2 COVERED
2 UNCOVERED

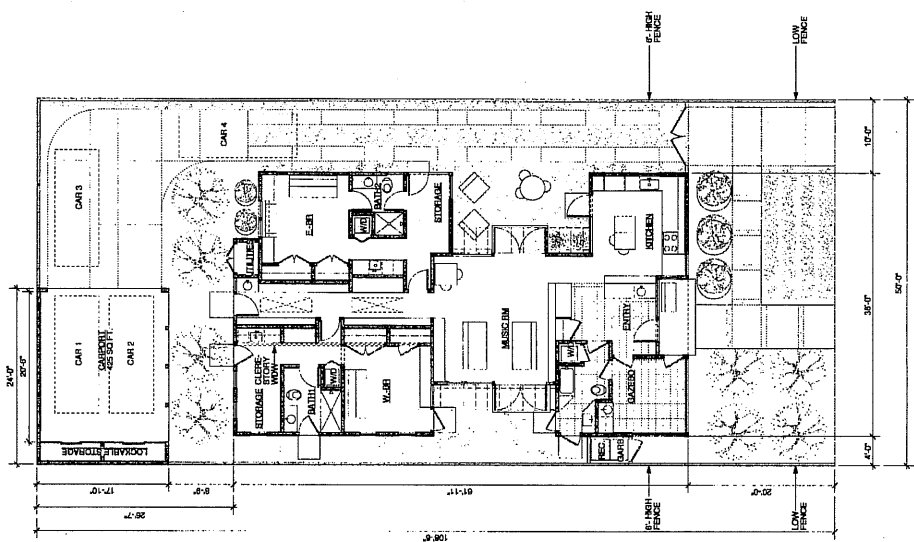
(c) 4-2008 (continued)
(continued from pg. 1 of 5)



EAST WASHINGTON BOULEVARD

SITE & ROOF PLAN 1

FIGUEROA RESIDENCE	451 East Washington Blvd. Sunnyvale, Ca 94088	Lindy S. Smith Architecture 98 Linden Street, No. 10 Oakland California 94607 Tel: 510-251-1088 Fax: 510-251-1088	PROJECT NORTH	TRUE NORTH	ADMINISTRATIVE RESIDENCE	FLOOR PLAN	Date: 04/20/06	Scale: 1/8"=1'-0"	Drawn	Sheet A2.0	Of 5
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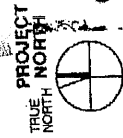
(see revised floor plan on
pages 3 & 4)

FLOOR PLAN 1

FIGUEROA RESIDENCE

451 East Washington Blvd.
Sunnyvale, Ca 94088

Lindy Small architecture
85 Linden Street no.10 Oakland California 94607
1510-251-1068 1510-251-1068

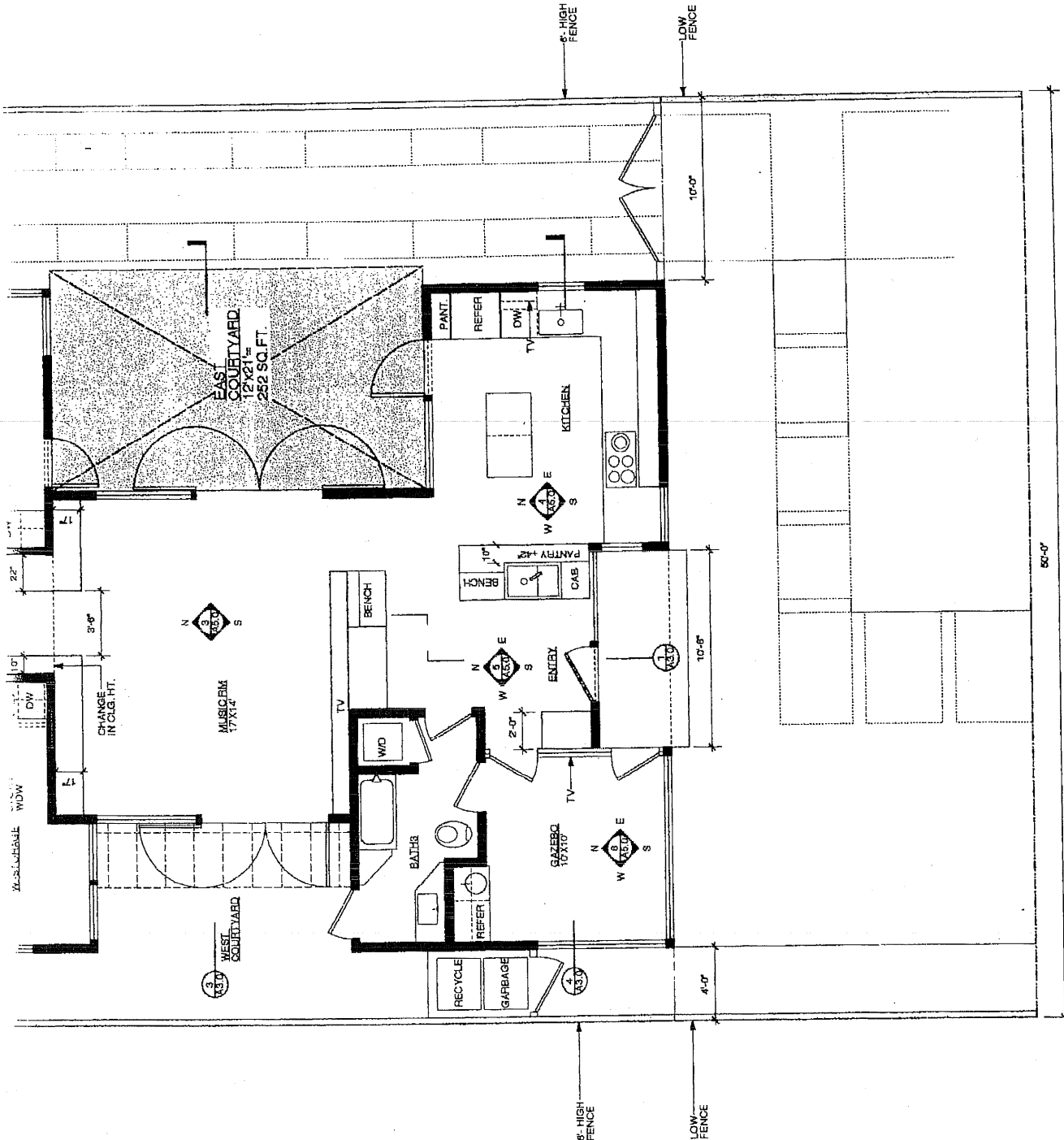


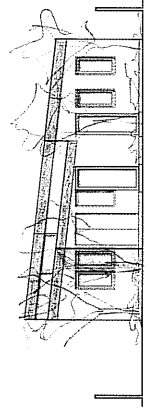
ADMINISTRATIVE
HEARING SET

FLOOR
PLAN

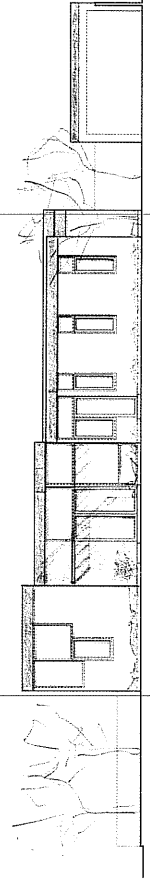
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FLOOR PLAN 1

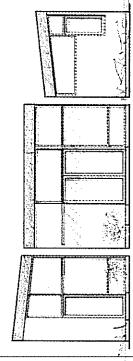




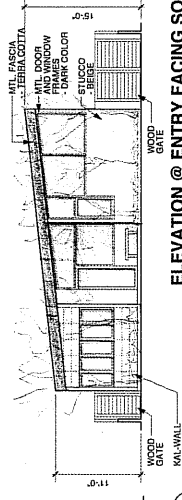
ELEVATION @ REAR FACING NORTH



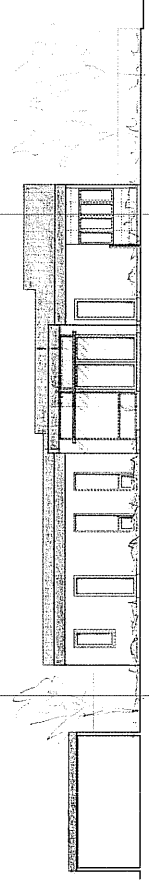
ELEVATION FACING EAST



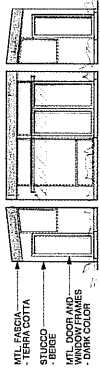
ELEVATION @ EAST COURTYARD 3



ELEVATION @ ENTRY FACING SOUTH



ELEVATION FACING WEST

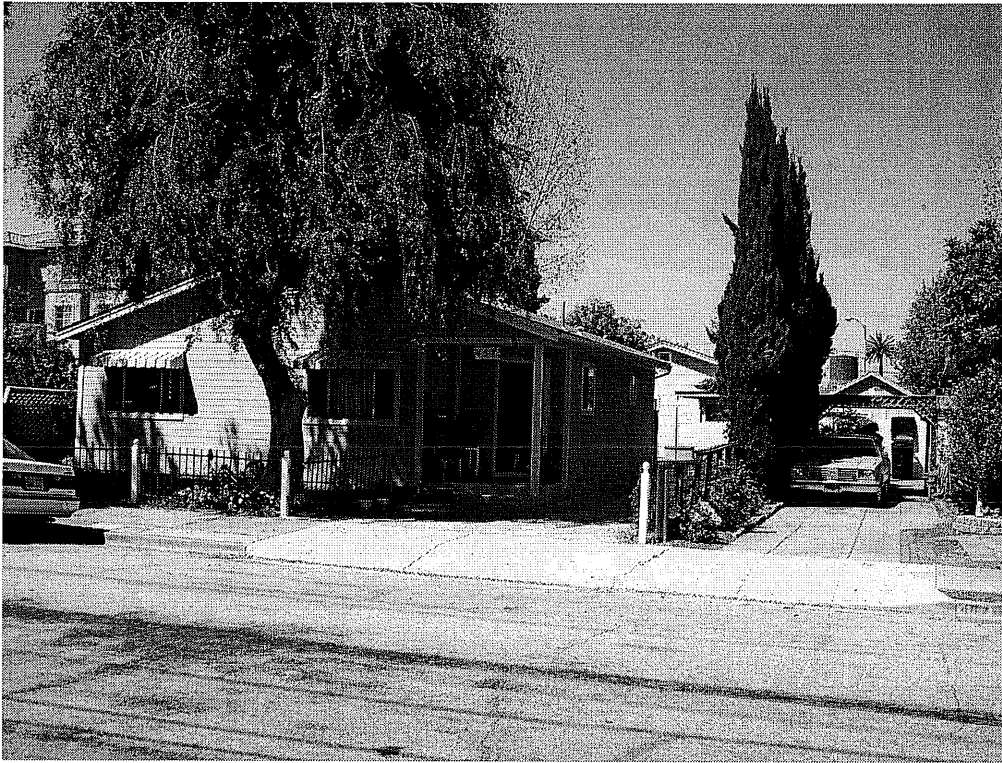


ELEVATION @ WEST COURTYARD **6**

451 E. Washington Avenue



Neighboring Homes



Neighboring Homes

